



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



Date: May 18, 2014

To: Thomas J. Bonfield, City Manager
From: Scott Whiteman, AICP, Planning Supervisor
Through: Keith Chadwell, Deputy City Manager
Steven L. Medlin, AICP, City-County Planning Director
Patrick O. Young, AICP, Assistant Planning Director
Subject: Consolidated Annexation Agenda Item for The Corners at Brier Creek

Executive Summary. A request for utility extension agreement (EA), voluntary annexation, and initial zoning has been received from Creekwood Highway 70-Alexander, LLC, Seventy West, LLC, and Seventy Vest, LLC for the Corners at Brier Creek development. The site is located near the U.S. 70 and T.W. Alexander Drive extension. (Please see Attachment 1 for a project area context map).

The requested annexation is for 123.5 noncontiguous acres. If approved, the annexation would be effective on June 30, 2014.

The applicant in this case has requested an initial zoning designation of Rural Residential (RR), which would allow up to 141 single-family houses. The proposed use of the site is a mixture of commercial and multifamily residential uses, which will require approval of a zoning map change at a later date. Because a portion of this site is in Wake County, the Durham Planning Commission cannot hold a public hearing on the zoning map change until the property is annexed by the City.

Public Works and Water Management performed the utility impact analysis for the utility extension agreement and the existing sanitary sewer and water mains adjacent to the property have capacity for the proposed development. No offsite improvements will be required, other than extension of sewer and water service to the site.

Budget and Management Services performed a fiscal impact analysis, which determined that the proposed annexation will be revenue-positive immediately following annexation.

One motion, with three sub-components, is required by law to approve the utility extension agreement, voluntary annexation petition, and zoning map change.

Recommendation. Staff recommends that Council approve the EA, voluntary annexation, and zoning map change.

Issues and Analysis. This request involves three separate items: utility extension agreement, voluntary annexation, and zoning map change. Each item will be reviewed below:

Utility Extension Agreement

Approval of the EA would authorize the applicant to serve the site by connecting to the existing City water and sewer mains adjacent to the site. The existing sanitary sewer and water mains have capacity for the proposed development. No offsite improvements will be required, only extension of proposed sewer and water mains to the projects scope will be required.

Voluntary Annexation Petition

The staff is requesting the Council conduct a public hearing and consider annexation of the subject property with an effective date of June 30, 2014. The public hearing will be held in compliance with N.C. General Statute 160A-58.

Annexation would require the provision of City services to the subject property. Budget and Management Services performed a fiscal impact analysis, which determined that the proposed annexation will be revenue positive immediately upon annexation.

Zoning Map Change

The applicant is requesting an initial zoning map change to Rural Residential (RR). This zoning represents the least intense zoning permitted in the Suburban Development Tier. A subsequent rezoning request to Planned Development Residential (PDR) and Commercial General (CG) will be heard by the Council at a later date.

Financial Impact. The estimated annual General Fund revenues generated from this annexation area under the initial zoning map change at build out in FY2016-17 is \$7,189. The estimated annual General Fund expenditures associated with providing City services at build out is \$88,620. The estimated annual General Fund net gain to the City at build out is \$215,009. The cumulative estimated General Fund net gain to the City at build out is \$707,304.

A cost-benefit analysis is attached that provides cost and revenue projections through FY2024-25, including CIP expenses.

The chart below contains additional details regarding projected departmental revenue and expense projections.

Memorandum
The Corners at Brier Creek

Department/Type	Revenues	Expenses
Emergency Communications	No revenues anticipated	No additional expenses are anticipated
Fire	\$1,200 in annual inspections at buildout	No additional reoccurring expenses are anticipated
Fleet Management	No revenues anticipated	No additional expenses are anticipated
Inspections	Street Impacts Fees not included. Parks and Recreation Fees: \$19,975 and Open Space Fees: \$10,434 annually for three years. Total impact fees: \$91,227	No material impacts
Parks & Recreation	No revenues anticipated	No additional expenses are projected
Planning	\$6,950 site plan and \$5,050 final plat	No additional expenses are anticipated
Police	No revenues anticipated	First year estimated service cost of \$91,492 and ongoing annual cost of \$75,911
Public Works	Proportional allocation for utility cuts reimbursements total \$729 annually	Projected annual street maintenance costs estimated at \$3,155
Solid Waste	First year estimated revenues are \$1,665. Total anticipated revenues at buildout are \$4,996 annually. (\$3,046 - SW and \$1,950-YW)	First year estimated service costs total \$5,669 with annual costs at buildout estimated at \$9,205
Transportation	\$264 in Powell Bill reimbursement as well as \$240 in paratransit revenues	\$20,745 in ongoing annual expenses for striping, traffic signs, and electricity. Paratransit services are based on a population of 327 which would generate 141 trips at \$22.17 per trip. Total annual expenses are estimated at \$3,118.
Water Management	No revenues anticipated	No additional expenses are projected

Utility Impacts. Public Works and Water Management completed the Utility Impact Analysis for this project for the utility extension agreement and have determined that the existing City of Durham water and sanitary sewer mains adjacent to the project have capacity for the proposed development. Water service shall be provided by extending the existing 12-inch waterline in TW Alexander into the property and extending the existing 12-inch waterline in Andrews Chapel Road into the property. Sewer service shall be provided by constructing gravity sanitary sewer lines and connecting to the Del Webb (Basin 25) sanitary sewer system and pump station. The Developer will pay basin fees established in City Ordinance Sec. 23-18.2 for connecting to the Del Webb pump Station.

Alternative. Deny the EA and voluntary annexation petition. No action would be required or authorized on the zoning map change.

SDBE Summary. This item has no known SDBE impact.

Attachments

Attachment 1:	Context Map
Attachment 2:	Aerial Map
Attachment 3:	Utility Extension Agreement (Creekwood-Highway 70)
Attachment 4:	Utility Extension Agreement (Seventy Vest)
Attachment 5:	Utility Extension Agreement (Seventy West)
Attachment 6:	Utility Life Cycle Costs
Attachment 7:	Cost/Benefit Analysis
Attachment 8:	Legal Description
Attachment 9:	Clerk Certification
Attachment 10:	Annexation Ordinance
Attachment 11:	Zoning Map Change Ordinance